



Richardson's Flat Park & Ride



Richardson's Flat Park & Ride

RICHARDSON FLAT
PARK AND RIDE LOT
January 24, 2008

A parcel of land located in the west half of Section 1, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at point that is South 00°34'37" West 1932.59 feet along section line and East 1203.45 feet from the northwest corner of Section 1, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence South 77°49'44" East 803.49 feet; thence South 19°51'57" East 579.66 feet to a point on a non tangent curve to the right having a radius of 477.78 feet, of which the radius point bears North 40°07'40" West; thence westerly along the arc of said curve 430.03 feet through a central angle of 51°34'12"; thence North 78°33'28" West 194.53 feet; thence South 51°26'52" West 111.87 feet; thence South 12°23'33" West 292.43 feet; thence South 79°45'06" West 67.72 feet; thence North 12°23'33" East 305.41 feet; thence North 26°40'37" West 124.24 feet; thence North 78°33'28" West 160.73 feet to a point on a curve to the right having a radius of 1975.00 feet, of which the radius point bears North 11°26'32" East; thence along the arc of said curve 188.38 feet through a central angle of 05°27'54"; thence North 13°29'54" East 677.75 feet to the point of beginning.

Description contains 15.95 acres.

X:\RichardsonFlat\docs\desc\l-park and ride.doc

BOUNDARY DESCRIPTION


A parcel of land located in the west half of Section 1, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at point that is South 00°34'37" West 1932.59 feet along section line and East 1203.45 feet from the northwest corner of Section 1, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence South 77°49'44" East 803.49 feet; thence South 19°51'57" East 579.66 feet to a point on a non tangent curve to the right having a radius of 477.78 feet, of which the radius point bears North 40°07'40" West; thence westerly along the arc of said curve 430.03 feet through a central angle of 51°34'12"; thence North 78°33'28" West 194.53 feet; thence South 51°26'52" West 111.87 feet; thence South 12°23'33" West 292.43 feet; thence South 79°45'06" West 67.72 feet; thence North 12°23'33" East 305.41 feet; thence North 26°40'37" West 124.24 feet; thence North 78°33'28" West 160.73 feet to a point on a curve to the right having a radius of 1975.00 feet, of which the radius point bears North 11°26'32" East; thence along the arc of said curve 188.38 feet through a central angle of 05°27'54"; thence North 13°29'54" East 677.75 feet to the point of beginning.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 79°45'06" W	67.72





(435) 649-9467
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

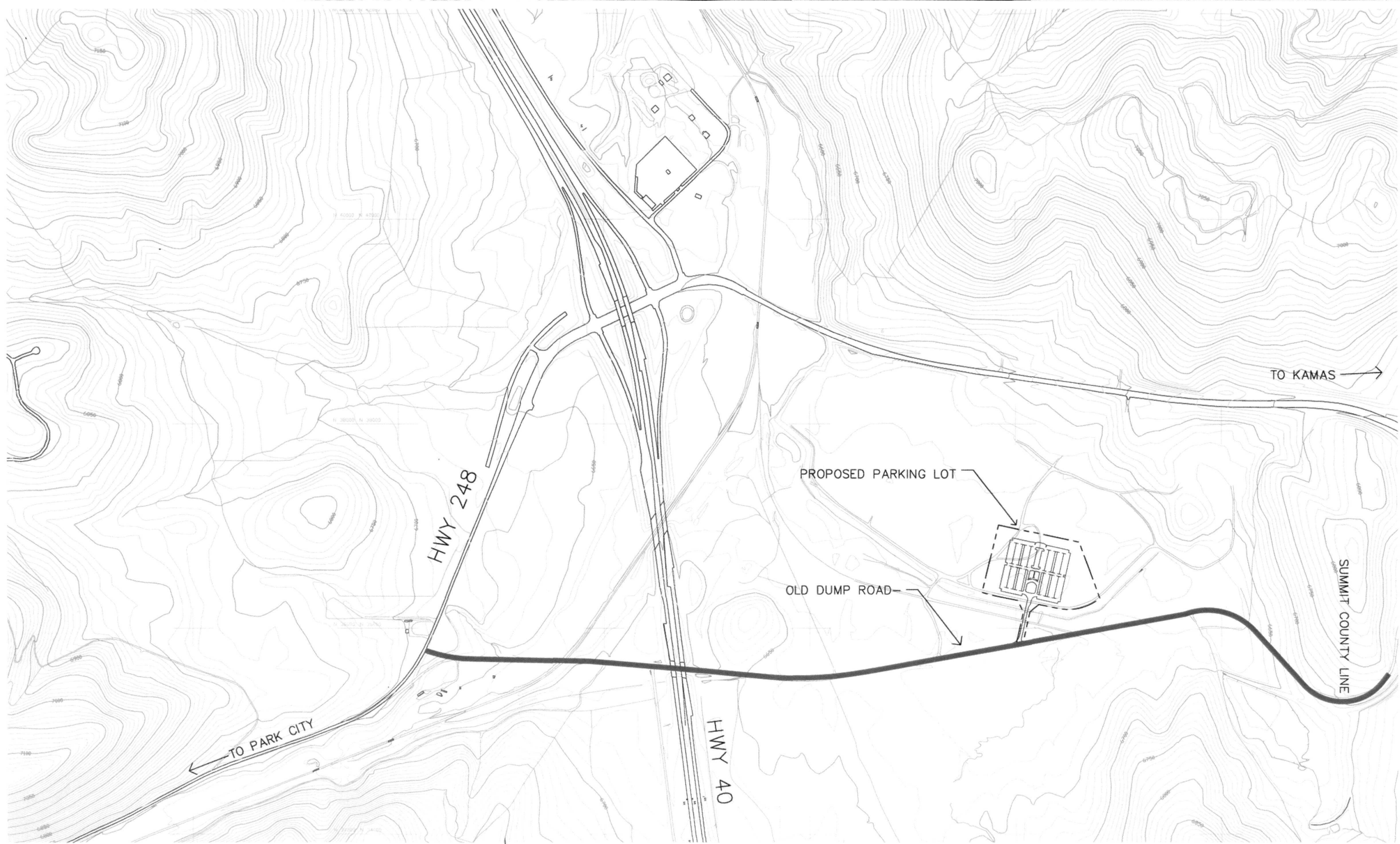
STAFF:
S. SCHUELER

DATE: 1/24/08

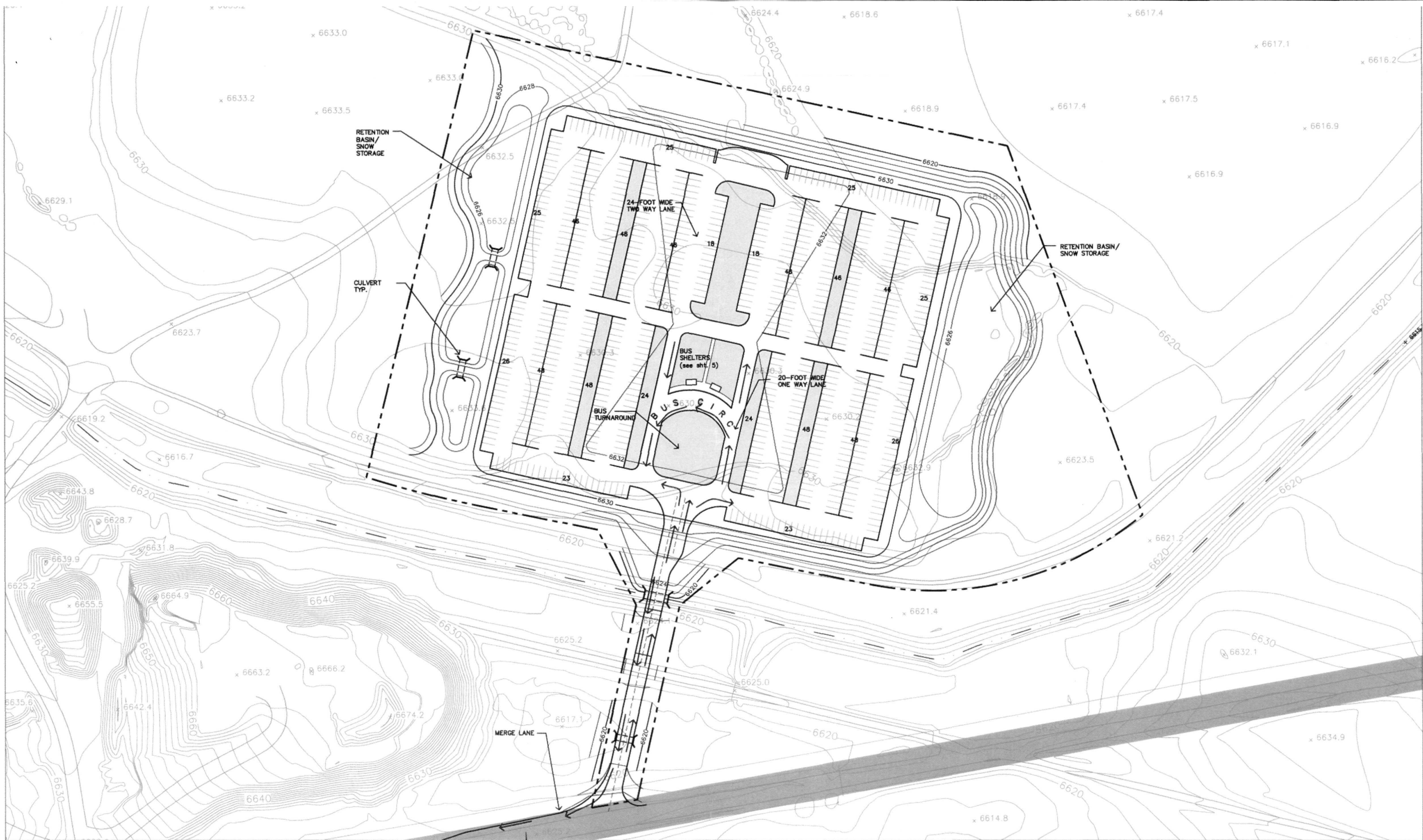
PARK CITY PARK AND RIDE
LEASEHOLD BOUNDARY

FOR: UNITED PARK CITY MINE CO.
JOB NO.: 6-10-07
FILE: X:\RichardsonFlat\dwg\park&ride\site plan7.dwg

SHEET
1



<p>(435) 648-9467</p> <p>Alliance Engineering Inc.</p> <p><small>CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2664 Park City, Utah 84090-2664</small></p>	<p>STAFF: S. SCHUELER</p> <p>DATE: 10/30/07</p>	<p>PARK CITY PARK AND RIDE REGIONAL CONTEXT</p> <p><small>FOR: UNITED PARK CITY MINE CO. JOB NO.: 6-10-07 FILE: \richardsonflat\dwg\parkride\site</small></p>	<p>SHEET 1</p>
---	---	--	---------------------------



60 0 60 120 FEET

Alliance Engineering Inc.
 (435) 649-9487
 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
 323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

STAFF:
 STEVE SCHUELER
DATE: 1/24/08

**PARK CITY PARK AND RIDE
 FINAL SITE PLAN**
 FOR: UNITED PARK CITY MINE CO.
 JOB NO.: 6-10-07
 FILE: \richardson\flat\dwg\parkride\siteplan7.dwg

**SHEET
 2**

PLANTING LEGEND

Native Revegetation Hydroseed Mix
(52,445 sf=16.6% of parking area)
Perimeter landscaping- 214,481 sf.
Total Hydroseed Area- 266,922 SF.

Native Revegetation Hydroseed Mix

Slender wheatgrass	Agropyron trachycalum	15%
Nevada bluegrass*	Poa nevadensis	10%
Squirreltail	Sitanion hystrix	9%
Bluebunch wheatgrass	Agropyron spicatum	20%
Western wheatgrass	Agropyron smithii	10%
Thickspike wheatgrass	Agropyron dasystachyum	10%
Mountain (California) brome	Bromus carinatus	15%
Yarrow	Achillea millefolium	0.25%
Blue flax	Linum perenne	0.5%
Silver lupine	Lupinus argenteus var. argenteus	0.25%
Rye	Lolium perenne	10%

*Sandberg bluegrass (Poa sandbergii) may be substituted if Nevada bluegrass is not available.

Wetland Area
Area- 45,210 sf.

Native Wetland Seed Mix

Water sedge	Carex aquatilis	**
Beaked sedge	Carex rostrata	**
Nebraska sedge	Carex nebrascensis	**
Baltic rush	Juncus balticus	**
Reed canary-grass	Phalaris arundinacea	**
Northern reed-grass*	Calamagrostis neglecta	**
Tufted hairgrass	Deschampsia caespitosa	**
Blue wildrye	Elymus glauca	**

*Blue-joint reed-grass (Calamagrostis canadensis) may be substituted for Northern reed-grass.
** Percentages are determined by availability of seed for 2008 season.

Landscape Notes:

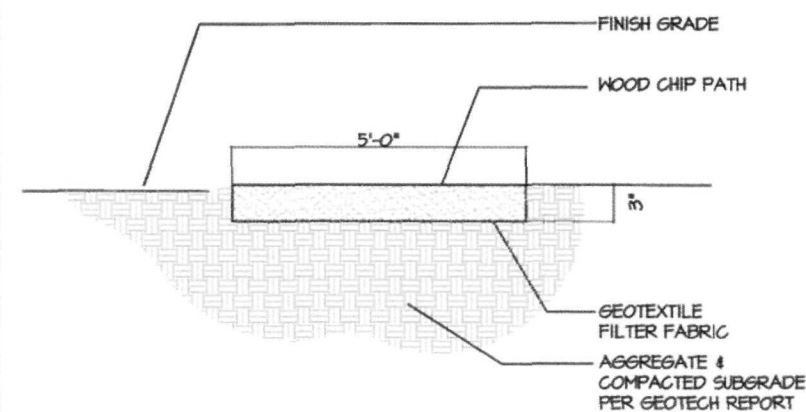
- 1) Native Revegetation Hydroseed Mix (TBD) shall include Sage and Rabbit Brush seed.
- 2) Seeded areas shall be sown at a minimum of 4 pounds per 1,000 sf.
- 3) No permanent irrigation is currently available in this location. All plants to be hand watered by a water truck for a period of one year, or until established.
- 4) All disturbed areas to be revegetated with Summit County approved native grasses.
- 5) A minimum of 6" of topsoil shall be evenly spread over all planting areas.

LIGHTING LEGEND

- Symmetrical Parking lot light- 24 lights (interior parking area only)
- Asymmetrical Parking lot light- 21 lights
- Total- 51 lights

Lighting Notes:

- 1) Pole mounted fixtures shall be maximum sixteen feet (16') above finish grade.
- 2) Lamp shall be max. 400 watt High Pressure Sodium lamp (or similar approved including solar lighting options).
- 3) Full cutoff fixtures shall be used. No more than 10% of the total lumen output will come out at 90 degrees above the horizontal plane.
- 4) The fixtures shall be spaced so that the foot-candles produced shall not exceed:
 - Average foot-candles: 2.15 - 3
 - Maximum foot-candles: 4 or less
 - Minimum foot-candles: 1.15 or more
 - Min/max foot-candles: 1.85 or less
- 5) Fixtures shall shield the lamp in such a way that there will be a total cutoff when viewed from seventy feet (70') or more from the light source.
- 6) No more than one (1) footcandle will occur outside of twenty feet (20') beyond the lighted circulation area.
- 7) No more than .01 footcandles will occur beyond the property line.
- 8) Timers or motion sensor devices will be used wherever practical.

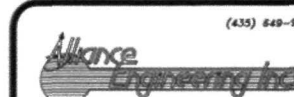


WOOD CHIP PATH

1-1/2"=1'-0"

HART HOWERTON
PLANNERS+ARCHITECTS
LANDSCAPE ARCHITECTS

Robert E. Hart, Architect, AIA, AICP
David P. Howerton, ASLA, AICP
Hart Howerton, LTD
One Union Street, San Francisco, California 94111
Tel: 415.433.2730 Fax: 415.433.2733 MHP@hart-howerton.com



(435) 649-9467

CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street, P.O. Box 2064, Park City, Utah 84060-2064

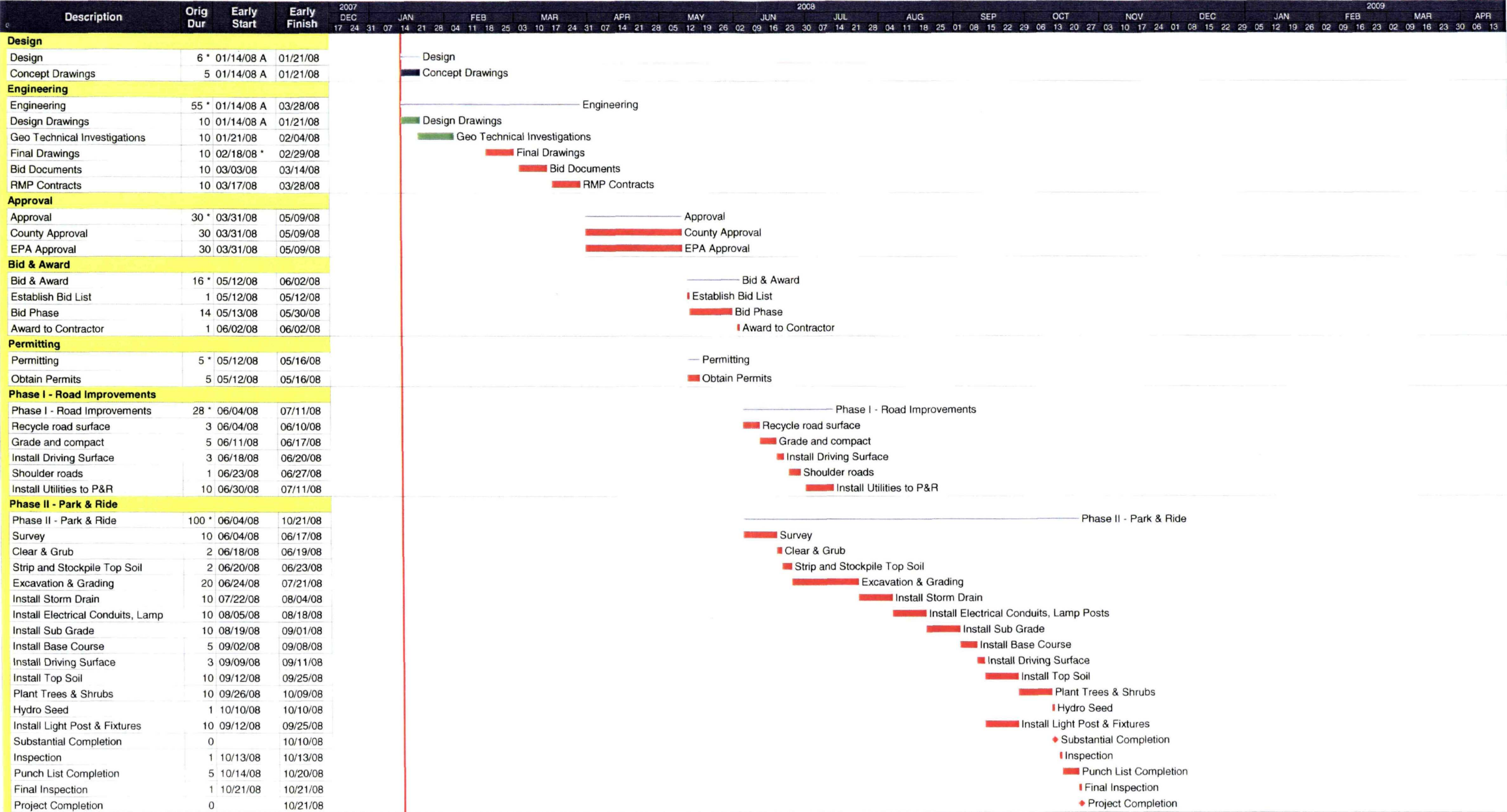
STAFF:
ROB MCMAHON

DATE: 1/24/08

PARK CITY PARK AND RIDE PLANTING AND LIGHTING PLAN

FOR: UNITED PARK CITY MINE CO.
JOB NO.: 6-10-07
FILE: \richardson\flat\dwg\parkride\site

SHEET
3



Start date 01/14/08
Finish date 10/21/08
Data date 01/14/08
Run date 01/23/08
Page number 1A
© Primavera Systems, Inc.

Talisker Mountain, Inc.
RF Park & Ride

- Early bar

Progress bar

Critical bar
- Summary bar

Progress point

Critical point
- Summary point

Start milestone point

Finish milestone point